

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Pheasant Run 7th Addition Final Plat No.01032 **DATE:** May 30, 2002

PROPOSAL: A final plat consisting of 9 lots and one Outlot.

LAND AREA: Six acres more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "A", Pheasant Run 1st Addition and Outlot "A" Pheasant Run 5th Addition located in the southeast quarter of Section 9, Township 9 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: Pheasant Run Lane and Old Cheney Rd.

<u>APPLICANT:</u> Mary Walt Walker 9279 Hyland Creek Rd. Heritage Builders Bloomington, MN 55437-1945 and	Gary Kort, President 5859 Vandervoort Dr. Lincoln, NE 68516 (402) 421-3333
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OWNER: Same as applicants

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: R-1 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-1 Residential; Single family residential
South: R-1 Residential; Single family residential
East: R-1 Residential; Single family residential
West: R-1 Residential; Single family residential

HISTORY:

March 11, 1997 Pheasant Run 5th Addition Administrative Final Plat was approved.

November 25, 1996 Pheasant Run 6th Addition Administrative Final Plat was approved.

November 13, 1995 Pheasant Run 4th Addition Administrative Final Plat was approved.

September 11, 1995 Special Permit 1114C to amend the Pheasant Run Community Unit Plan was approved.

September 11, 1995 Preliminary Plat No. 95007, Pheasant Run 4th Addition was approved.

June 22, 1995 Pheasant Run 3rd Addition Administrative Final Plat was approved.

May 2, 1988 Pheasant Run 1st Addition Final Plat was approved.

December 1, 1987 Pheasant Run 2nd Addition Administrative Final Plat was approved.

May 4, 1987 Special Permit 1114B to amend Pheasant Run Community Unit Plan was approved.

August 12, 1985 Pheasant Run Final Plat was approved.

April 1, 1985 Special Permit 1114A to amend Pheasant Run Community Unit Plan was approved.

November 19, 1984 Special Permit 1114 and a Preliminary Plat for Pheasant Run Community Unit Plan were approved.

UTILITIES: Will be provided with this plat.

TRAFFIC ANALYSIS: Pheasant Run Court and Pheasant Run Lane are local streets. Old Cheney Road is an arterial.

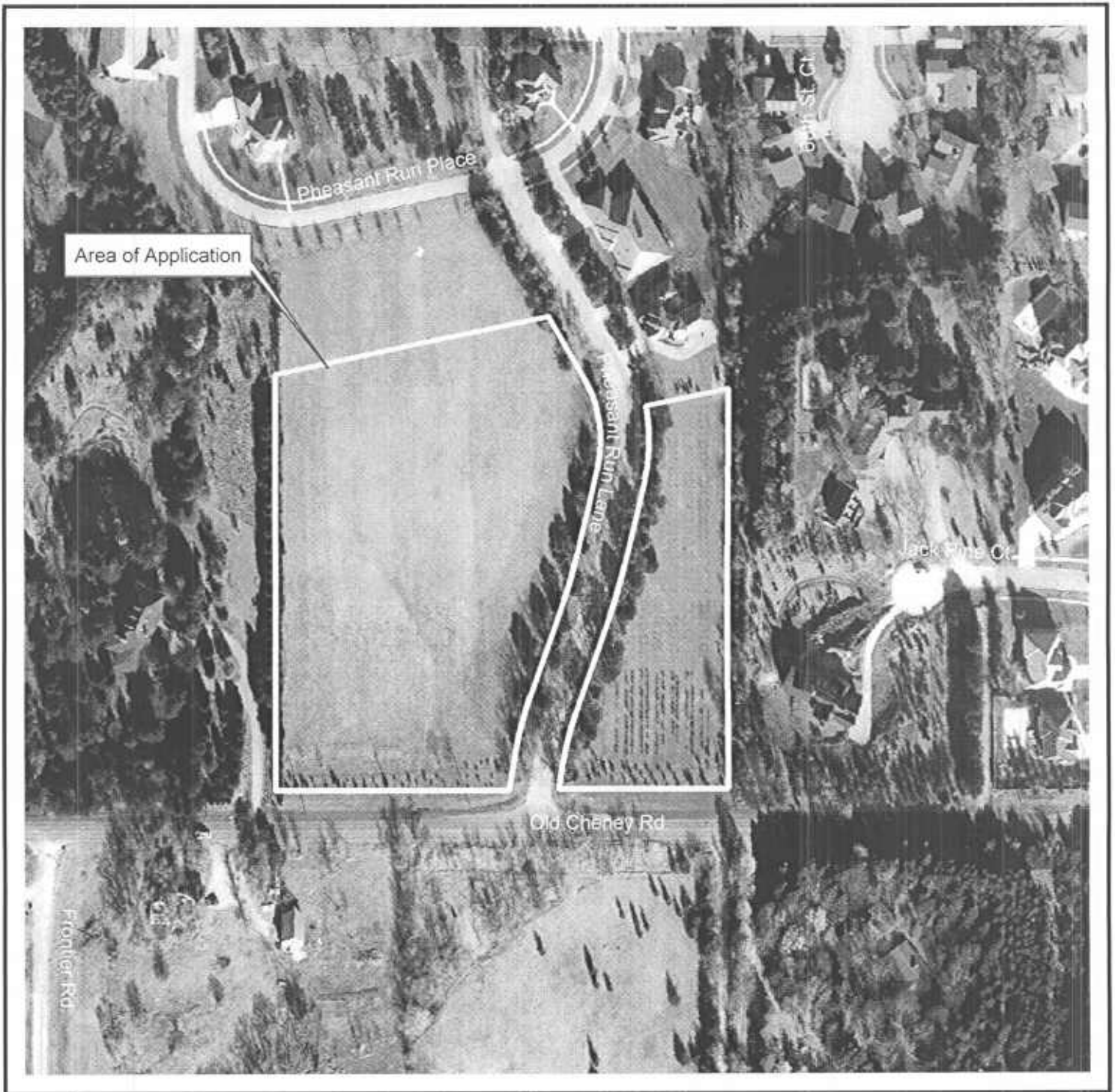
ANALYSIS:

1. The final plat conforms to the approved preliminary plat and community unit plan.
2. Sureties have been approved for the completion of street paving, water mains, sanitary sewer, ornamental lighting and sidewalks,
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

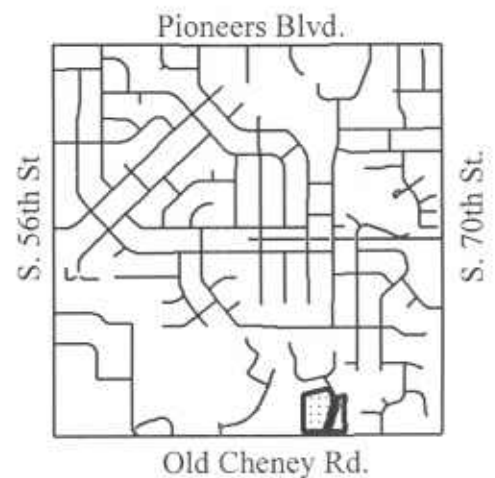
Tom Cajka
Planner

attachments: Information from the applicant.
Technical information.

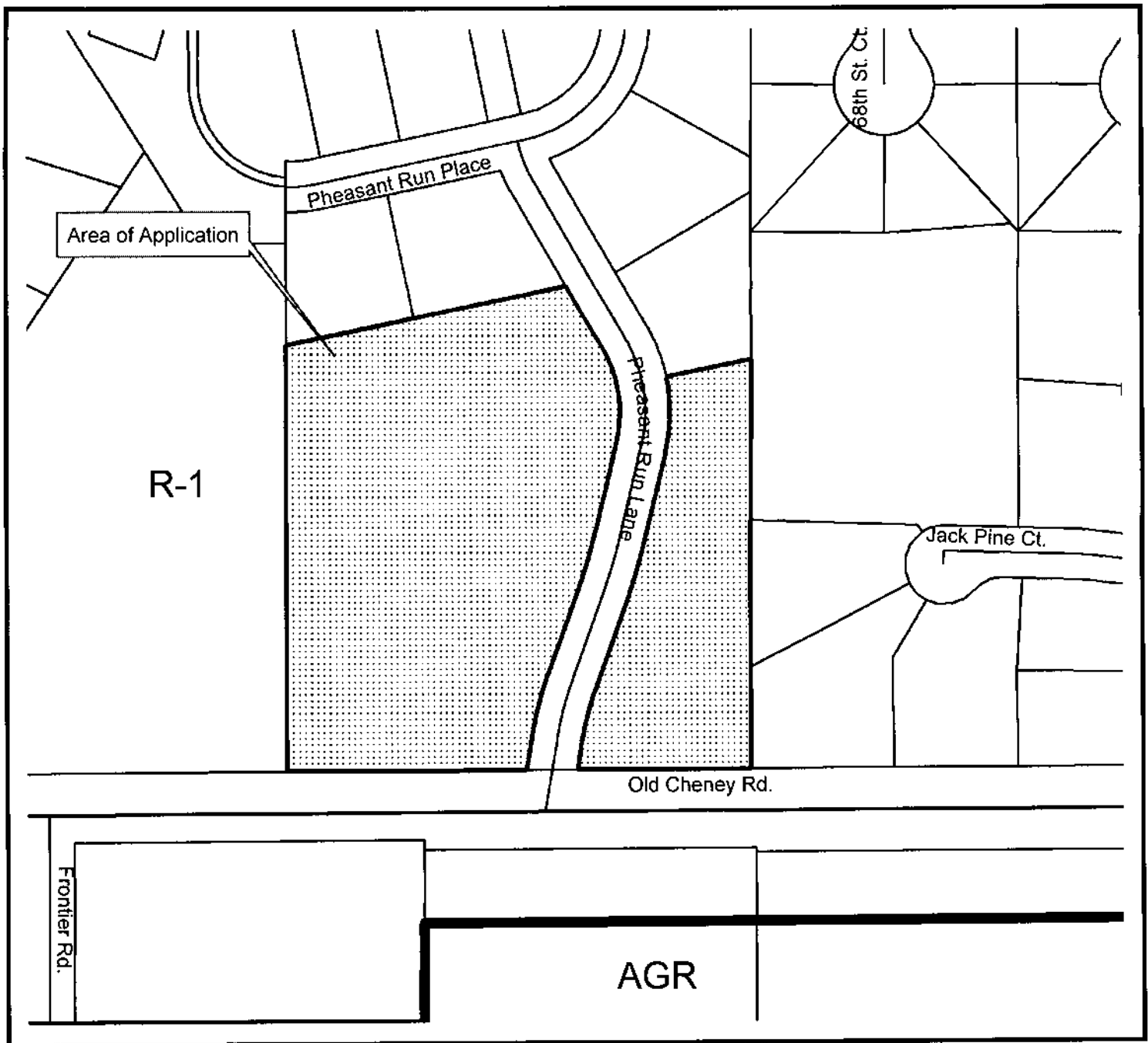
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Final Plat #01032
Pheasant Run 7th Add.



Photograph Date: 1997
Lincoln City - Lancaster County Planning Dept.

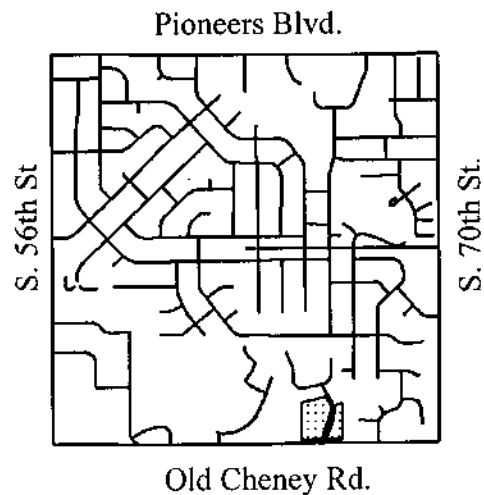


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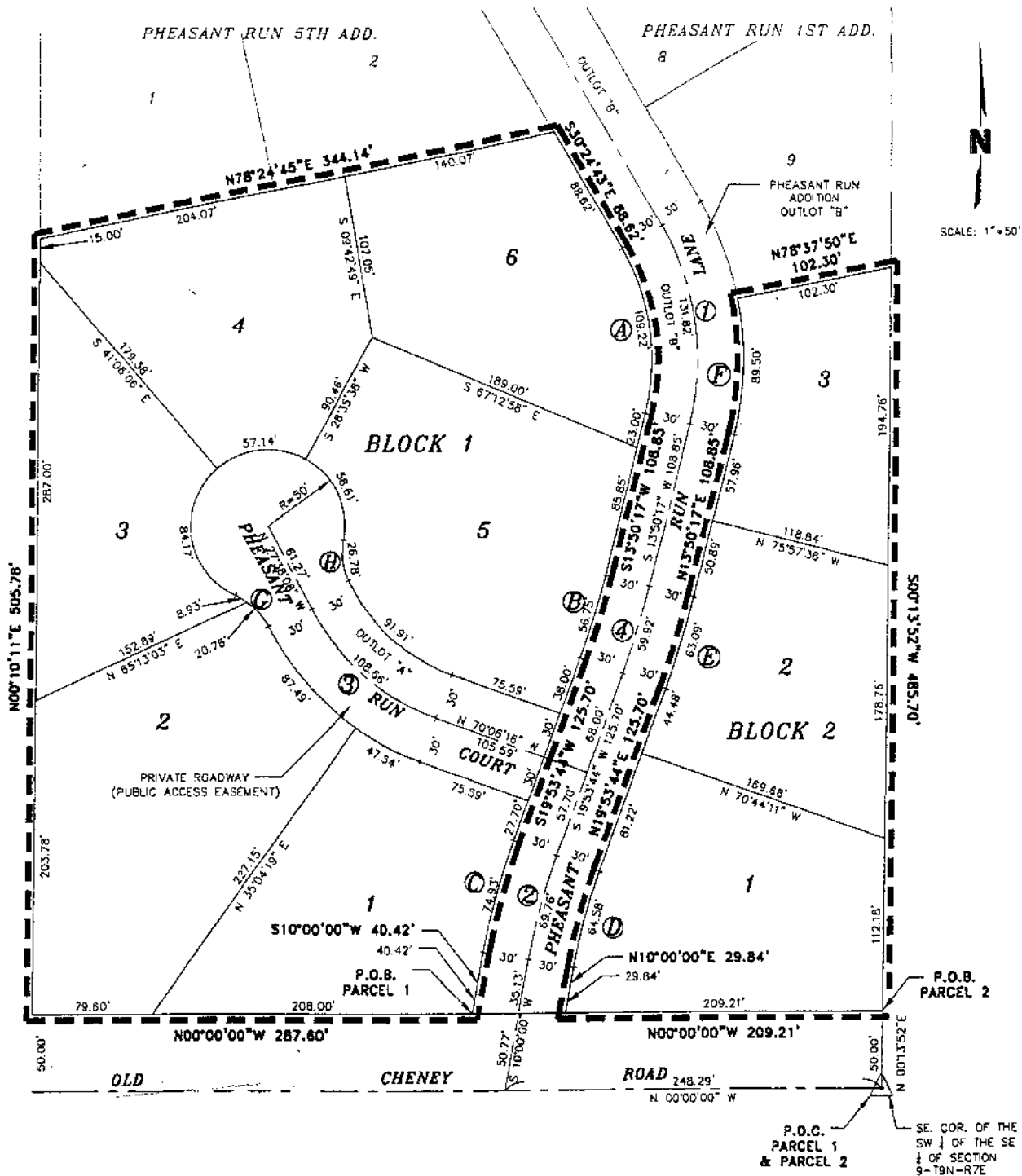
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-6	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 9 T9N R7E



PHEASANT RUN 7TH ADDITION



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